

58-41

BK-74-1-1 PG 02-1

NO TRANSFER
TAX PAID

WARRANTY DEED

MICHAEL R. HAMLYN and DEBRA N. BODWELL, of Auburn, Maine, for consideration paid, grant to **HAMLYN & BODWELL LLC**, a Maine limited liability company of Auburn, Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in **WATERVILLE**, County of **KENNEBEC**, and State of **MAINE**, bounded and described as follows: **016143**

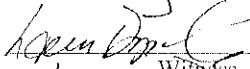
Beginning in the westerly line of College Avenue at the point of intersection of said College Avenue and the southerly line of Abbott Street; thence in a westerly direction in and along the southerly line of said Abbott Street one hundred (100) feet to the northeast corner of land of Fred Staples; thence in a southerly direction in and along the property line of the said Fred Staples seventy-five (75) feet to the land of Lewis J. Rosenthal; thence in an easterly direction in and along the property line of said Lewis J. Rosenthal ninety (90) feet to the west side of College Avenue; thence in a northerly direction in and along the west side of College Avenue seventy-five (75) feet to the point of beginning.

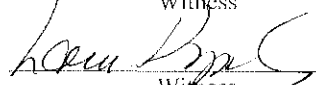
SUBJECT, HOWEVER, TO THE FOLLOWING COVENANTS: All buildings on said land shall be placed and set back to less than fifteen (15) feet from the street's lines; provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said reserved space; and that any dwelling house built upon said premises shall cost not less than twenty-five hundred (\$2,500.00) dollars.

SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS: Property not to be used for any type of veterinary clinic, veterinary hospital, or veterinary business until January 1, 2010.

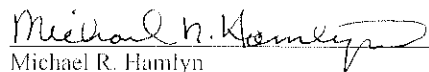
Being the same premises described in the deed from David S. Corwin and Carol B. Corwin to Michael R. Hamlyn and Debra N. Bodwell dated December 28, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6758, Page 173.


IN WITNESS WHEREOF, the Grantors have executed this instrument on this 6th day of May, 2003.



Witness


Witness



Michael R. Hamlyn


Debra N. Bodwell

Michael R. Hamlyn
275 Sunderland Dr
Auburn, ME 04210

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STATE OF MAINE
ANDROSCOGGIN, SS.

May 6, 2003

Then personally appeared the above-named Michael R. Hamlyn and Debra N. Bodwell and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Robert J. Waples, Notary Public

My Commission Expires:

d:\FAUSERS\ DARLENE\ CLIENTS\ Hamlyn & Bodwell LLC\ WARRANTY DEED Waterville.doc

LAURI DUPILE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 14, 2008

SEAL

RECEIVED KENNEBEC SS.

2003 MAY 20 AM 10:30

TEST: *Bernie A. Williams*
REGISTER OF DEEDS